



City Planning and Development Department

**Date:** August 5, 2015  
**To:** City Plan Commission  
**From:** Diane M. Binckley, Assistant Secretary  
**Subject:** CPC Results – August 4, 2015

- 2 OA 1. **Case No. 10426-P-6** - To consider approval of a Chapter 80 final plan in District AG-R (Agricultural-Residential) on about 44 acres generally located on the north side of LP Cookingham Drive, approximately 2000 feet west of N Robinhood Lane, to allow for three (3) additional temporary classroom trailers. **APPROVED SUBJECT TO CONDITIONS**; Motion carried 7-0; Voting Aye: Archie, Baker-Hughes, Burnette, Gutierrez, Martin, May, and Macy; Voting Nay: None; Recused: Crawl; Absent: None
- 2 JR 2. **Case 6968-P-38** – To consider approval of a Chapter 80 final plan in District B3-3 (Community Business) on about 5.3 acres, generally located at the southeast corner of NW 112<sup>th</sup> St and N Ambassador Dr, to allow modifications to an existing office building. **APPROVED SUBJECT TO CONDITIONS**; Motion carried 8-0; Voting Aye: Archie, Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, May, and Macy; Voting Nay: None; Absent: None
- 2 OA 3. **SD 0831E – Final Plat, Hope Avenue Estates** - To consider approval of a final plat in District R-7.5 on approximately 22 acres, generally located at the terminus of N. Hope Avenue and NW 79<sup>th</sup> Terrace, approximately half a mile south of NW Barry Road, creating two (2) single family lots. **APPROVED SUBJECT TO CONDITIONS**; Motion carried 8-0; Voting Aye: Archie, Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, May, and Macy; Voting Nay: None; Absent: None
- 3 JE 4. **Case SD 1513** – About 2.76 acres located at the southwest corner of E Linwood Boulevard and Michigan Avenue to consider the approval of a final plat in District UR (Urban redevelopment district) for one lot, one tract and road right of way. **APPROVED SUBJECT TO CONDITIONS**; Motion carried 8-0; Voting Aye: Archie, Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, May, and Macy; Voting Nay: None; Absent: None
- 3 AW 5. **Case No. 8234-UR-7** – About 10.79 acres generally located at the southeast corner of E 29<sup>th</sup> Street and Wheeling Avenue, to consider approval of rezoning from Districts M1-5 and R-2.5 to District UR for the purpose of approving the expansion of an existing general manufacturing use, a new parking lot, and a stormwater detention area. **APPROVED SUBJECT TO CONDITIONS**; Motion carried 7-0; Voting Aye: Archie, Baker-Hughes, Burnette, Gutierrez, Martin, May, and Macy; Voting Nay: None; Recused: Crawl; Absent: None

- 3 AW 6. **Case No. SD1511** – About 10.79 acres generally located at the southeast corner of E 29<sup>th</sup> Street and Wheeling Avenue, to consider approval of a final plat in Districts M1-5 and R-2.5 creating one (1) lot. **APPROVED SUBJECT TO CONDITIONS**; Motion carried 7-0; Voting Aye: Archie, Baker-Hughes, Burnette, Gutierrez, Martin, May, and Macy; Voting Nay: None; Recused: Crawl; Absent: None
- 4 AW 7. **Case No. SD1512** – About .29 acres generally located at the northwest corner of 27<sup>th</sup> and Campbell Street, to consider approval of a preliminary plat in District R-2.5 creating one (1) lot to be further subdivided into five (5) condominium lots and one (1) common lot. **CONTINUED** to the September 15, 2015 meeting date without fee **(With Testimony – Quorum Set: Archie, Baker-Hughes, Burnette, Gutierrez, Martin, May and Macy)**; Motion carried 7-0; Voting Aye: Archie, Baker-Hughes, Burnette, Gutierrez, Martin, May, and Macy; Voting Nay: None; Recused: Crawl; Absent: None
- 4 AW 8. **Case No. SD1512A** – About .29 acres generally located at the northwest corner of 27<sup>th</sup> and Campbell Street, to consider approval of a final plat in District R-2.5 creating one (1) lot. **CONTINUED** to the September 15, 2015 meeting date without fee **(With Testimony – Quorum Set: Archie, Baker-Hughes, Burnette, Gutierrez, Martin, May and Macy)**; Motion carried 7-0; Voting Aye: Archie, Baker-Hughes, Burnette, Gutierrez, Martin, May, and Macy; Voting Nay: None; Recused: Crawl; Absent: None
- 2 AW 9. **Case No. 14577-P** – About 4.87 acres generally located on the west side of N Congress Avenue north of NW Old Tiffany Springs Road, to consider approval of a Development Plan that also serves as a preliminary plat creating one (1) for car dealership storage lot, garage/office building, carwash building, and stormwater detention area. **APPROVED SUBJECT TO CONDITIONS**; Motion carried 8-0; Voting Aye: Archie, Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, May, and Macy; Voting Nay: None; Absent: None
- 3 AW 10. **Case No. 13896-SU-1 – 4300 Indiana Avenue** – A request for a Special Use Permit on about .388 acres, in District B1-1, generally located at the southwest corner of Indiana Avenue and E 43<sup>rd</sup> Street, to allow for the addition of a gas station to an existing convenience store, plus any necessary variances. **DENIED**; Motion carried 8-0; Voting Aye: Archie, Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, May, and Macy; Voting Nay: None; Absent: None
- 1 OA 11. **Case No. 4397-SU-6 - 3939 North Cleveland Avenue** - A request for a 15 year renewal of a Special Use Permit in district R-6 (Residential dash 6) to allow for an existing charitable clothing center (Clay County Clothes Closet), to continue to operations at this site. **APPROVED THE SPECIAL USE PERMIT** with unlimited time; Motion carried 8-0; Voting Aye: Archie, Baker-Hughes, Burnette, Gutierrez, Martin, May, and Macy; Voting Nay: None; Absent: None; **APPROVED Waiving the Filing Fee**; Motion carried 7-1; Archie, Baker-Hughes, Burnette, Gutierrez, Martin May and Macy; Voting Nay: Crawl; Absent: None.

- 3     OA     12.     **Case No. 11251-P-3** – About 3.6 acres generally located on the south side of I-70, between Manchester Trafficway on the west and I-435 on the east, to consider rezoning the tract of land from District R-7.5 (Residential dash 7.5) to District M1-5 (Manufacturing 1 dash 5). **APPROVED SUBJECT TO CONDITIONS**; Motion carried 8-0; Voting Aye: Archie, Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, May, and Macy; Voting Nay: None; Absent: None
- 2     OA     13.     **Case No. 14466-P-1** – About 7 acres generally located at southeast corner of MO. Route 152 and N. Green Hills Road, to consider approval of a development plan in District B3-3 (Community Business dash 3), to allow for 22,000 square foot office/retail development on four (4) lots. **CONTINUED** to the September 1, 2015 meeting date without fee (No Testimony – No Set Quorum) Motion carried 8-0; Voting Aye: Archie, Baker-Hughes, Burnette, Crawl, Gutierrez,
- 3     OA     14.     **Case No. 724-S**– About 31 acres generally at the southwest corner of 17<sup>th</sup> Street and Topping Avenue, and on the east side of Topping Avenue between 18<sup>th</sup> Terrace and 23<sup>rd</sup> Street, to consider approval of the Green Village PIEA General Development Plan, and declare the area blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620. **CONTINUED** to the September 1, 2015 meeting date without fee (No Testimony – No Set Quorum) Motion carried 7-1; Voting Aye: Archie, Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, May; Voting Nay: Macy; None; Absent: None
- 2     OA     15.     **Case No. 10633-P-13** – Approximately 222 acres generally located at the northeast corner of N. Green Hills Road and NW Tiffany Springs Road, to consider amending a previously approved Chapter 80 Preliminary Development plan in Districts R-2.5 and R-6, to allow for the deletion of approximately 24 acres, and 192 multifamily apartment units from the current approved plan. **DISMISSED**; Motion carried 8-0; Voting Aye: Archie, Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, May, and Macy; Voting Nay: None; Absent: None
- 2     OA     16.     **Case No. 10633-P-14** – About 24 acres generally located at the northeast corner of N. Green Hills Road and NW Tiffany Springs Road, to consider approval of a development plan in District R-2.5 (Residential dash 2) to allow for 352 multifamily residential units within 12 Buildings; **DISMISSED**; Motion carried 8-0; Voting Aye: Archie, Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, May, and Macy; Voting Nay: None; Absent: None
- 2     OA     17.     **Case No. 10633-P-15** – Approximately 246 acres generally located at the northeast corner of N. Green Hills Road and NW Tiffany Springs Road, to consider amending a previously approved Chapter 80 Preliminary Development plan in Districts R-2.5 and R-6, to allow for modification of Phase IV of the current approved plan. **APPROVED SUBJECT TO CONDITIONS**; Motion carried 8-0; Voting Aye: Archie, Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, May, and Macy; Voting Nay: None; Absent: None

- 6 JR 18. **Case No. 725-S**— About 17 acres generally at the southwest corner of E Red Bridge Rd and S Holmes Rd, to consider approval of the Red Bridge Shopping Center PIEA General Development Plan, and declare the area blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620. **APPROVED the Red Bridge Shopping Center PIEA General Development Plan and RECOMMENDED A FINDING OF BLIGHT AND INSANITARY CONDITIONS**; Motion carried 8-0; Voting Aye: Archie, Baker-Hughes, Burnette, Crowl, Gutierrez, Martin, May, and Macy; Voting Nay: None; Absent: None
- 4 JR 19. **Case No. 611-S-4** – To consider amending the Plaza Westport Area Plan as to the recommended land use on about 0.5 acres of land, generally located east of Washington St between W 44<sup>th</sup> St and W 45<sup>th</sup> St, from multi-family residential, medium-density to multi-family residential, high-density **APPROVED WITHOUT CONDITIONS**; Motion carried 8-0; Voting Aye: Archie, Baker-Hughes, Burnette, Crowl, Gutierrez, Martin, May, and Macy; Voting Nay: None; Absent: None
- 4 JR 20. **Case No. 14579-MPD** – To consider approval of a rezoning on about 0.5 acres, generally located east of Washington St between W 44<sup>th</sup> St and W 45<sup>th</sup> St, from R-1.5 (Residential 1.5) to MPD (Master Planned Development) and approval of a preliminary development plan which also acts as a preliminary plat to allow a multi-unit residential development. **APPROVED SUBJECT TO CONDITIONS**; Motion carried 8-0; Voting Aye: Archie, Baker-Hughes, Burnette, Crowl, Gutierrez, Martin, May, and Macy; Voting Nay: None; Absent: None
- 3 JE 21. **Case No. 675-S-6** – To consider a request to amend the Greater Downtown Area Plan by changing the recommended land use on about 1.5 acres generally located east of Troost Avenue, north of E 24<sup>th</sup> Street and south of Bruce R. Watkins Drive, from Residential Low Density and Residential Medium Density to Downtown Residential. **CONTINUED** to the September 1, 2015 meeting date without fee (No Testimony – No Set Quorum) Motion carried 8-0; Voting Aye: Archie, Baker-Hughes, Burnette, Crowl, Gutierrez, Martin, May, and Macy; Voting Nay: None; Absent: None
- 3 JE 22. **Case No. 12708-UR-3** -- About 94 acres generally bounded by 22<sup>nd</sup> Street on the north, Bruce R. Watkins Drive and The Paseo on the east, 27<sup>th</sup> Street and about 100 feet south of 27<sup>th</sup> Street at Troost Avenue on the south and Troost Avenue and about 150 feet west of Troost Avenue at 27<sup>th</sup> Street on the west -- to consider the approval of a development plan amendment in District UR (Urban redevelopment district) relating to the specific land use on about 1.5 acres generally located east of Troost Avenue and north of E 24<sup>th</sup> Street and south of Bruce R. Watkins Drive to allow for a hotel and further to add single family homes in lieu of townhomes in select locations. **CONTINUED** to the September 1, 2015 meeting date without fee (No Testimony – No Set Quorum) Motion carried 8-0; Voting Aye: Archie, Baker-Hughes, Burnette, Crowl, Gutierrez, Martin, May, and Macy; Voting Nay: None; Absent: None

- 5 JE 23. **Case No. 6932-MPD-5** – A request to rezone approximately 5.22 acres generally located at the terminus of E. 100th Terrace, on the northeast corner of I-435 and 71 Hwy, from District R-7.5 (Residential dash 7.5) to MPD (Master Planned District) and approval of a development plan which also serves as a preliminary plat, to allow for a group home and parking. **CONTINUED** to the September 1, 2015 meeting date without fee (No Testimony – No Set Quorum) Motion carried 8-0; Voting Aye: Archie, Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, May, and Macy; Voting Nay: None; Absent: None
- 1 JE 24. **Case No. 405-S-45** -- Amending the Shoal Creek Valley Area Plan for an approximately 23 acre tract located on the north side of Mo Route 152 between N Donnelly Avenue on the west and N Lewis Avenue on the east by changing the recommended land use from Residential to Retail uses. **CONTINUED** to the September 1, 2015 meeting date without fee (No Testimony – No Set Quorum) Motion carried 8-0; Voting Aye: Archie, Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, May, and Macy; Voting Nay: None; Absent: None
- 1 JE 25. **Case No. 12417-P-9** – About 1,756 acres generally located between I-435 on the west, NE 96<sup>th</sup> Street on the north, N Flintlock Road on the east and Shoal Creek Parkway and NE 76<sup>th</sup> Street on the south to consider amending the community master plan and pertinent aspects of the plan, to allow for the sub-zone on a 23 acre tract located on the north side of Mo Route 152 between N Donnelly Avenue on the west and N Lewis Avenue on the east to change from MPC-2 to MPC-6 and further to allow the remaining and adjacent 55.34 acres located to the north, east and west of the tract to be identified as sub-zone MPC-2, and changing a portion on the east side from MPC-4 to MPC-2. **CONTINUED** to the September 1, 2015 meeting date with one \$130.00 fee (No Testimony – No Set Quorum) Motion carried 8-0; Voting Aye: Archie, Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, May, and Macy; Voting Nay: None; Absent: None

**OTHER MATTERS:**

Approval of May 5, 2015 and May 19, 2015 Minutes; **APPROVED**; Motion carried 8-0; Voting Aye: Archie, Baker-Hughes, Burnette, Crawl, Gutierrez, Martin, May, and Macy; Voting Nay: None; Absent: None

DMB:mjc